



Lakeside Fire Protection District

12365 Parkside St., Lakeside, CA 92040
Bus. (619) 390-2350, Fax (619) 443-1568

Mark T. Baker, Fire Chief

August 28, 2008

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA. 92123

Re: Fire Protection Plan, TM 5423 Settler's Point
APN(s) 397-210-17, 397-212-01, 397-210-04, 397-291-0,03

The Short/Letter Form Fire Protection for the above referenced project, submitted on May 13, 2008 and revised July 24, 2008, has been reviewed by the District. Given the change in project scoping, and no current plans for active development of the site, the District approves the revised Fire Protection Plan. Future development of the project site will require the submission and approval of Full Fire Protection Plan, by a County of San Diego authorized Fire Protection Consultant, for the site or each individual sub-divided parcel.

If you have any questions, please feel free to contact me at 619-390-2350, extension 307.

Sincerely,

J. Charles Weber

J. Charles Weber
Deputy Fire Marshal/Fire Captain
Fire Prevention Division

Cc: Hedy Levine, REC Consultants; Schirmer Engineering; file

Via: FedEx

July 24, 2008

County of San Diego
Department of Planning and Land Use
5201 Ruffin road, Suite B
San Diego, California 92123

Lakeside Fire Protection District
12365 Parkside St.
Lakeside, California 92040-3006
Telephone No.: (619) 390-2350

Re: Fire Protection Plan – Letter report
Settlers Point
TPM TM 5423
APN(s) 397-210-17, 397-212-01, 397-290-04, 397-291-01, 03

FIRE MARSHAL
Lakeside Fire Protection District 12365 Parkside St Lakeside, California 92040 (619) 390-2350
APPROVED
Date <u>8-28-08</u>
By <u>J. Charles Weber</u> Fire Marshal
OBTAIN FIRE AGENCY APPROVAL PRIOR TO THE FOLLOWING INSPECTION
Underground Plumbing _____
Frame _____
Final _____
Other _____
It is unlawful to make any changes or alterations on this set of plans and specifications.

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to Article 86 of the 2001 California Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The Settlers Point project is surrounded by residential development with a large undeveloped area to the west. Current land uses onsite include a single family home which was demolished in 2007, a driveway and undeveloped land. The site is dominated by a hill where the house was located and its associated slopes to the east and west. A proposed self storage project is located directly to the southwest of the project (Los Coches Self Storage S04-009), adjacent to Business Route 8. In January 2008, this self storage project is set to be submitted for public review and comments. An undeveloped commercial site is located directly to the southeast of the Settlers Point project. No development applications are currently pending on this commercial site. All of these properties are under the same family ownership.

The proposed 21.89 acre Settlers Point project is now pursuing a Tentative Parcel Map with four parcels proposed for future residential development. Of the four residential parcels proposed, the largest is 7.19 acres and the smallest is 3.92 acres. Grading of each of the pads is proposed to allow for future residential development. A total of 266 residential units are possible given the current zoning and density assigned to each of the parcels.

Consistent with a previous project proposal, 100 percent of the site is proposed to be impacted by the construction of flat pads, slopes, retaining walls, road, and storm water and drainage improvements (earthen swales, temporary siltation basins, etc.) associated with development.

ENVIRONMENTAL SETTING

1. Location:

The Settlers Point project is located northwest of the intersection of Business Route 8 and Los Coches Road. The site is comprised of Assessor Parcel Numbers 397-210-17, 397-212-01, 397-290-04, 397-291-01 and 397-291-03. The Settlers Point project is located within Lakeside, California in the eastern portion of the County of San Diego (Figures 1 and 2). The project site is located on the El Cajon USGS 7.5' Quadrangle in Sections 29 and 30 in Township 15 South, Range 1 East (Figure 2).

2. Topography:

Topography includes a hilltop with the majority of the site is on a southeast-facing slope. Elevation ranges from approximately 600 feet above mean sea level at the southern portion of the site to approximately 700 feet above mean sea level. Slopes are a major concern when dealing with wildland fire protection due to the increased level of heat exposure to the terrain resulting in faster fire spread. In an effort to mitigate this site characteristic, additional stringent fuel modification requirements will be applied to all vegetation on slopes of concern.

3. Geology:

One additional 2.09 acre parcel is reserved for the 60 foot wide public street ("Street A") to access the project from Business Route 8 and to provide secondary access for the Brightwater Ranch (TM 5306) residential project to the northwest of Settlers Point. Additionally, Street A has secondary access from Wellington Hill Drive and maintains the 60 foot width from Business Route 8 to Wellington Hill Drive to ensure adequate fire department access and evacuation control. Currently, there is access to the site, however this road is not adequate for fire department access and improvements will be made at a later date when development begins. Street improvements are proposed for Business Route 8 including storm drains and five feet of public street dedication.

4. Flammable Vegetation:

There are a total of 87 different plant species on site. There is no evidence that suggests any of these plant species are of rarity or require any special consideration when removing them. In addition, coastal sage scrub, non-native grassland, and developed land presently occupy the site. There are approximately 1.74 acres of coastal sage scrub, 18.7 acres of non-native grassland, and 1.99 acres of developed land. All existing fuel is low growing, minimal density and provides limited threat to adjacent properties. Additionally, all existing fuel will be removed and replaced with vegetation on the list of approved vegetation. Any exceptions will receive the attention of a performance based approach to hazard analysis, which may include fire behavior modeling.

5. Climate:

The temperature in Lakeside California is not expected to reach freezing at any time during the year. The air is typically very dry with little to no moisture and minimal precipitation year round. This results in fuels with low moisture content and a high probability of ignition. The steepest slope on the site is also the one which is most exposed to solar heat which results in reduced fuel moisture content. Additionally, the direction of a Santa Ana wind with respect to the slope plays a major role in determining fire spread severity. For this particular slope, the aspect is such that Santa Ana winds are expected to aid in the rate of spread of the flame front.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply

The latest hydrant flow test results determined by Helix Water District show a static pressure of 130 psi is available at the nearest fire hydrant to the site (See attached Fire Hydrant Report). The effective point of this data is located on the same 12-inch city main which will supply the future development. More accurate water supply information will be collected closer to the time of development.

2. Fire Access Roads

Location

There are currently no plans for development on the four (4) lots on site. Therefore, there is one proposed public street with two (2) access points, Business Route 8, and Wellington Hill Drive. When future plans are made to develop these four (4) lots, more access roads will be provided and shall meet the County of San Diego requirements for fire department access.

Dead-ends

There are no dead-end streets, roads, or driveways.

Width:

The proposed access road is to be 60 feet wide, provided with an all-weather surface capable of supporting a minimum 75,000 lb. fire apparatus.

Grade:

The maximum grade of this access road will not exceed 15 percent. If future access roads are proposed to be in excess of 15 percent grade, mitigation will be required.

Surface:

The access road currently does not exist and will be constructed when future plans are made to develop these lots; therefore no surface improvements will be made at this time. The future access road will be surfaced and engineered to meet the current applicable codes and standards for public access roads.

3. Building Construction:

All structures shall comply with the County of San Diego Enhanced Fire Resistive Construction standards. When the lots are purchased in the future, and development applications are submitted, the building construction will be clearly stated within those fire protection plans.

4. Fire Protection Systems:

All future habitable structures and attached garages shall have residential fire sprinklers in accordance with current County Consolidated Fire Code requirements. Specific requirements for these sprinkler systems will be identified in future fire protection plans.

5. Defensible Space:

A minimum 100 foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. The defensible space for the existing conditions will be maintained with a minimum fuel modification zone of 50 feet along all property lines to ensure the safety of the surrounding properties until the proposed parcels are developed, at which time further analysis may be appropriate.

6. Vegetation Management:

Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed by the property owners. Planting used will be from an approved fire resistance planting materials list that is maintained by the County of San Diego.

7. Fire Behavior Computer Modeling:

Fire behavior computer modeling may be used as an effective design tool when future development applications are submitted and plans for structures are proposed.

Settlers Point
Lakeside, California

5

July 24, 2008
SEC Project No.: 2007228-000

Prepared By:

Reviewed By:

SCHIRMER ENGINEERING CORPORATION

SCHIRMER ENGINEERING CORPORATION

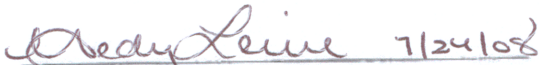


Andrew Morland, C.E.T.
Fire Protection Consultant
E-mail: andrew_morland@schirmereng.com



Jonathan Perricone, P.E.
Associate Fire Protection Engineer
E-mail: jonathan_perricone@schirmereng.com

Attachments: Figures 1-3, Fire Hydrant Report



Property Owner (Signature)

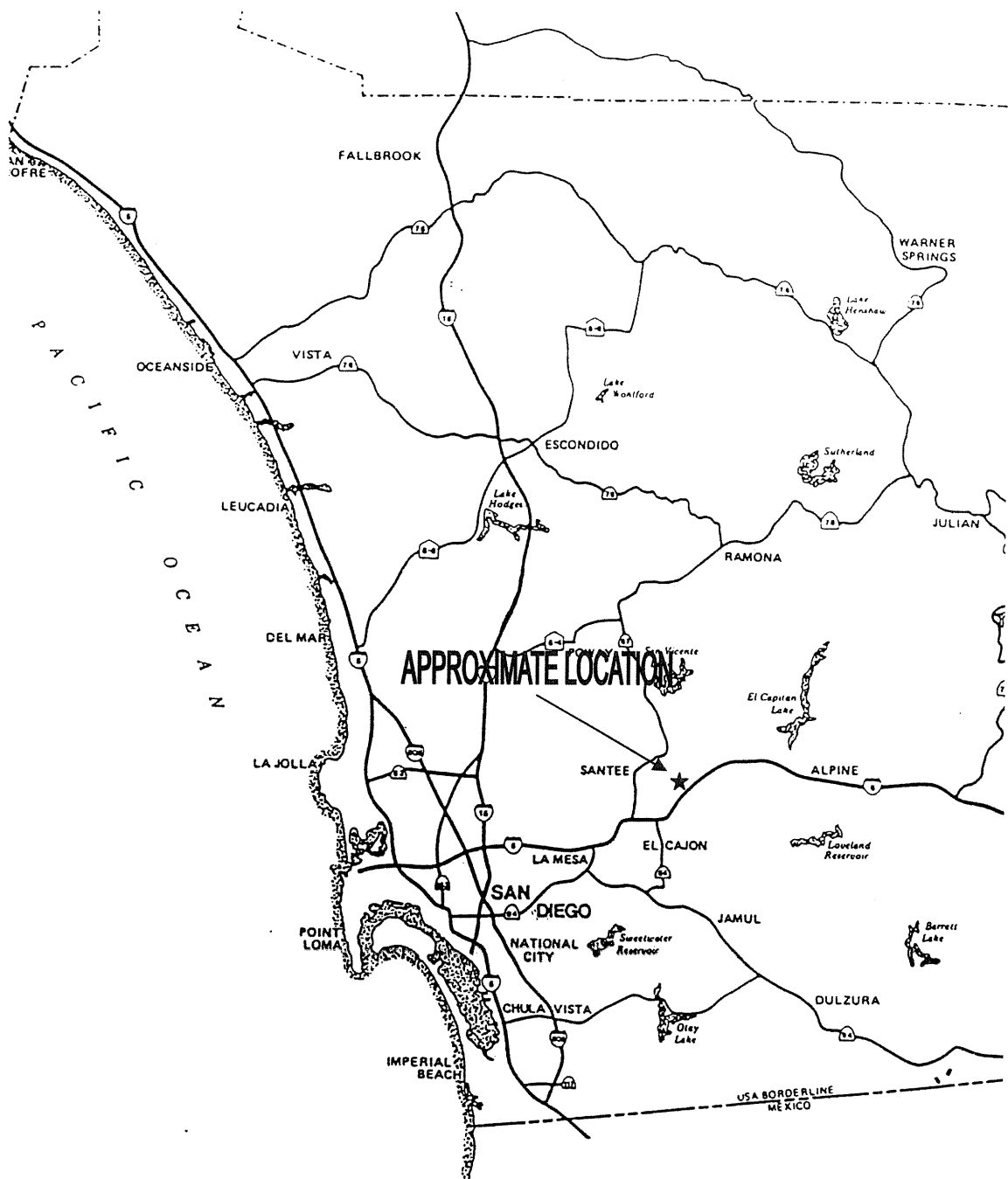
Date



Printed Name

for Thomas B. Odom

S:\SNDGO\PROJECTS\JOB 2007\207228 Settler's Point\pam.135.Fire Protection Plan - Letter Report 7.24.08.doc



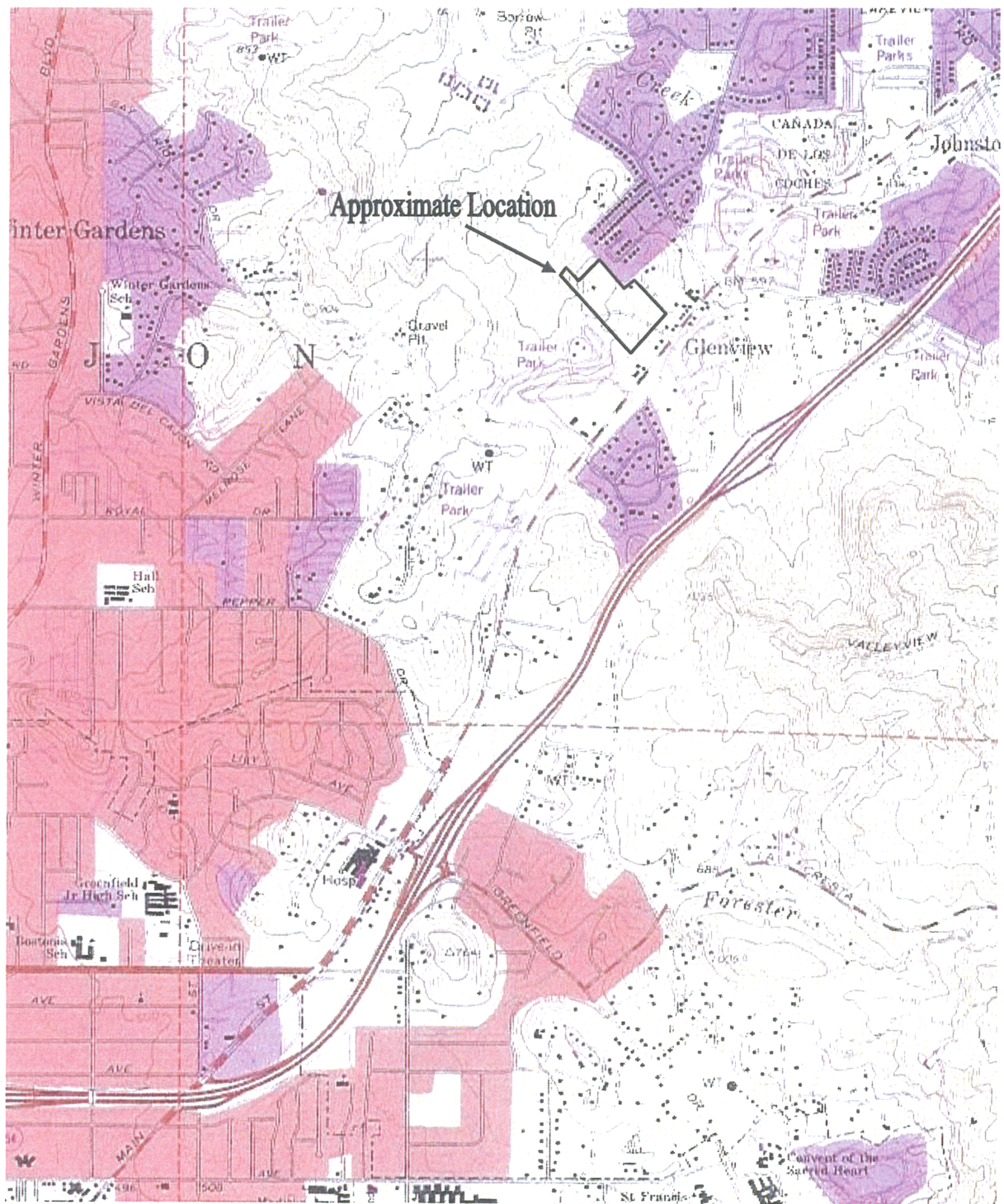
REC
Consultants, Inc.

REGIONAL LOCATION SETTLERS POINT

NO SCALE



Figure
1



REC
Consultants, Inc.

VICINITY MAP SETTLERS POINT

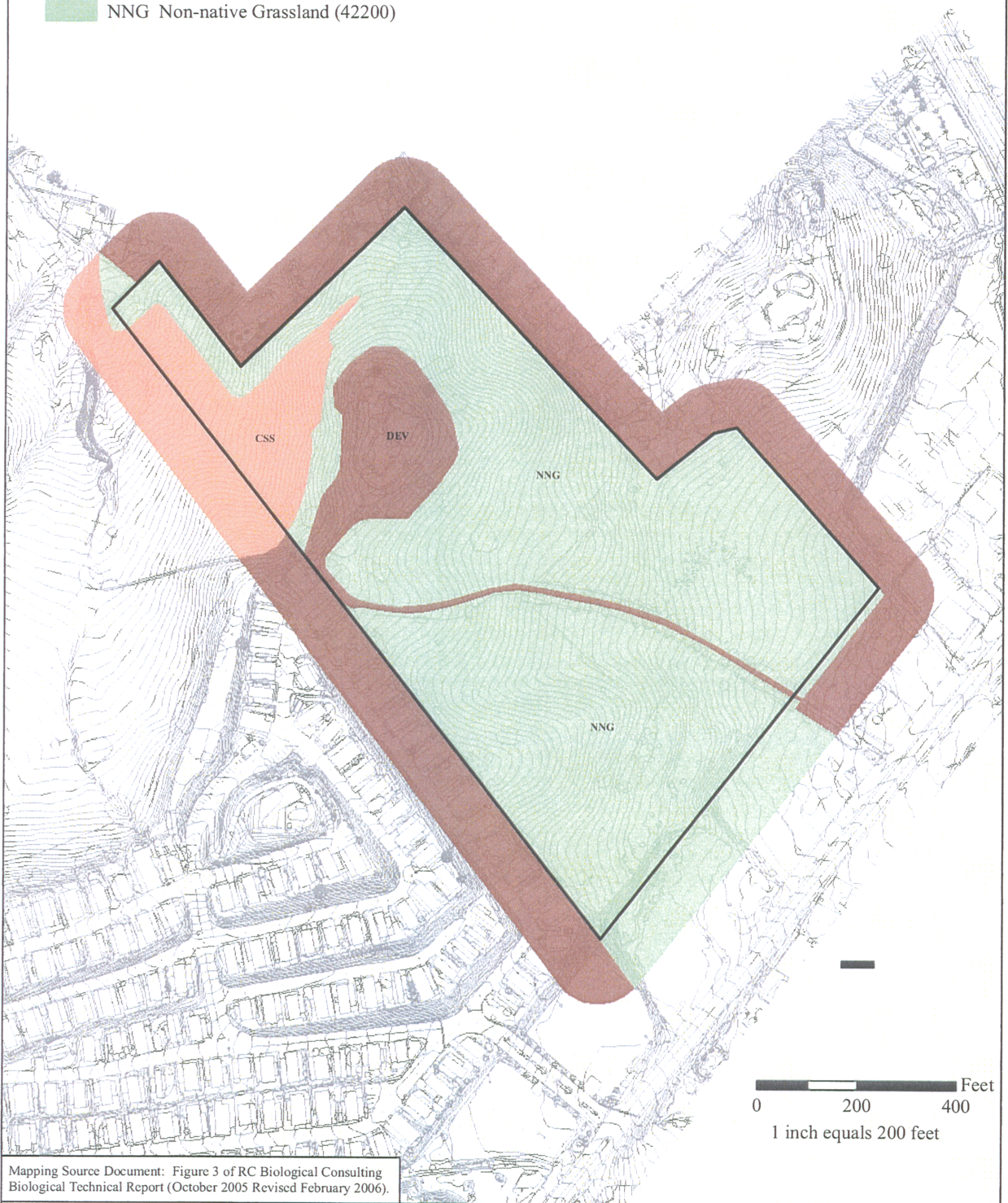
El Cajon USGS 7.5 Minute Quad



Figure 2

Legend

- Boundary
- CSS Coastal Sage Scrub (32520)
- DEV Developed (12000)
- NNG Non-native Grassland (42200)



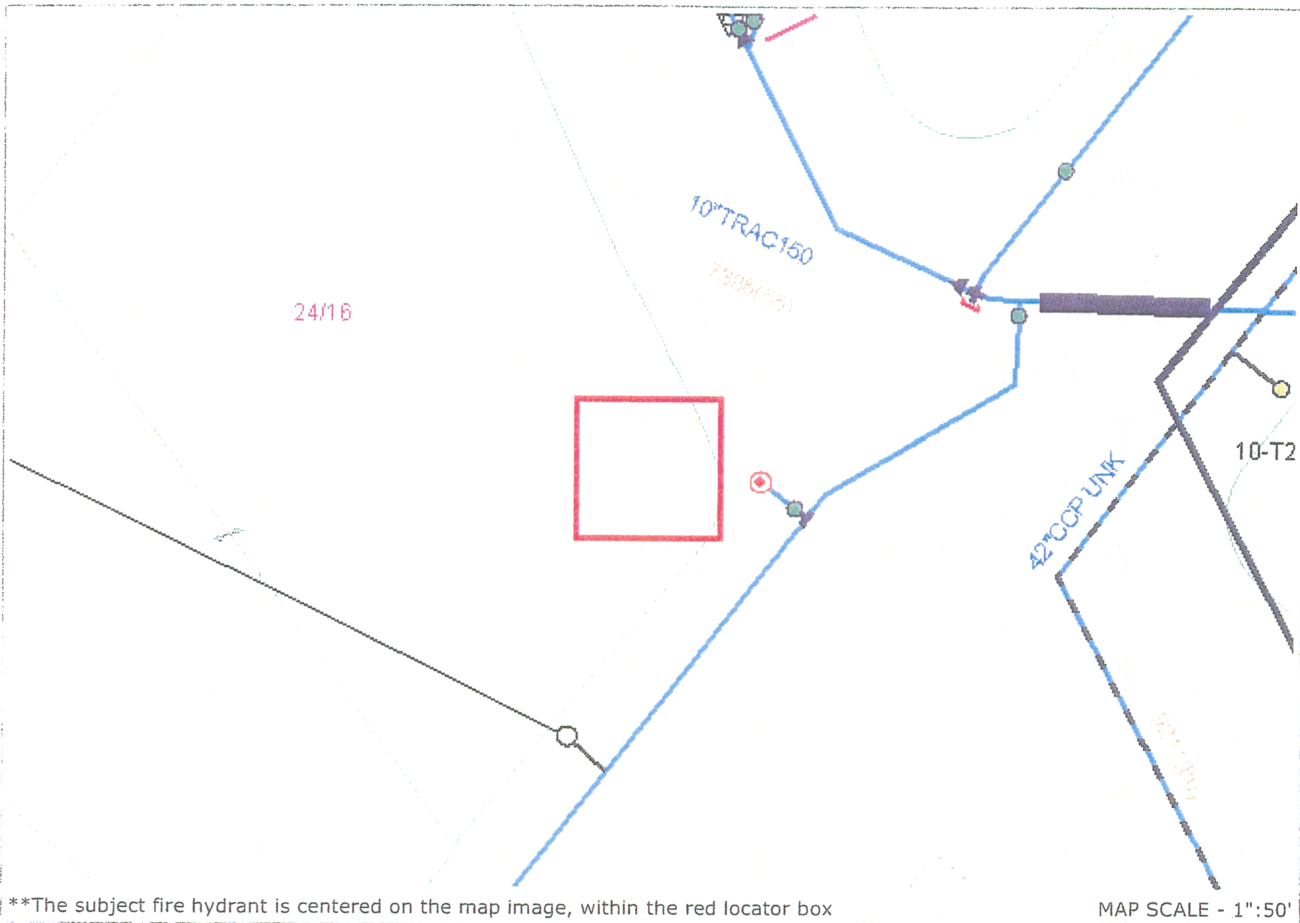


Helix Water District

Setting standards of excellence in public service

Fire Hydrant Report

Fire Hydrant Id	Street Address	Located At	Static Pressure
245500	13292 HWY 8 BUS	HWY 8 & LOS COCHES NW COR	130 (psi)



**The subject fire hydrant is centered on the map image, within the red locator box

MAP SCALE - 1"=50'

Fire Hydrant Flow History:

Flow Date (yyyy-mm-dd)	Source Data	Static Pressure	Resid. Pressure	Pitot	Observed Flow	20# Resid. Flow
2003-02-10	Field Test	130 (psi)				
1976-04-12	Field Test	140 (psi)	104 (psi)	86 (psi)	1555 (gpm)	2970 (gpm)

Additional Fire Hydrant Attributes:

Field Name	Value
Status	Existing
Fire Agency	Lakeside
FH Outlet	2.5 x 2.5 x 4
FH Size	6
Manufacturer	Rich
Protective Posts?	No
Check Valve	No

Helix Notes/Comments:

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The use of this information is pursuant to sublicense agreement only. Any resale or relicensing of this information is prohibited, except in accordance with such sublicensing agreements.